



33 Woodland Road | Hellesdon | Norwich | NR6 5RA

£350,000

****GUIDE PRICE: £350,000 - £375,000: EXTENDED FOUR BED, SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this spacious, extended and incredibly versatile four bedroom semi-detached home, occupying a generous plot in the highly sought-after suburb of Hellesdon. Offering flexible accommodation ideal for modern family living, the property comprises an entrance hall, comfortable lounge, spacious kitchen/dining room, utility room, shower room, garden room and a versatile ground floor bedroom that could also be used as a home office, playroom or additional reception room. Upstairs, there are three well-proportioned bedrooms and a family bathroom off the landing, while a staircase between two of the bedrooms leads to a substantial loft room, providing excellent additional space with a variety of potential uses. Outside, the property continues to impress with a driveway providing off-road parking to the front and a large, enclosed rear garden featuring an impressive detached studio with power and lighting, making it ideal as a home office, gym, workshop or hobby room. Further benefits include double glazing, gas central heating and the added advantage of being offered with no onward chain. Combining generous living space, outstanding versatility and a fantastic location, this superb home is perfect for growing families, so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any mis-creation or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Plans made with Metaphor (2020)

Location

Hellesdon is a popular suburb to the north west of Norwich and offers a good selection of amenities including schooling for all ages, popular shops, pubs and restaurants with excellent public transport links to and from the City Centre. There is ease of access to Norwich International Airport, NDR with links to the North Norfolk coastline and neighbouring villages of Horsford, Drayton and Taverham.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, bedroom and stairs to first floor.

Lounge 16'9" x 11'6"

Kitchen/Diner 16'9" x 14'8"

Utility Room 8'1" x 5'3"

Bedroom Four 19'5" x 9'0"

Shower Room 8'4" x 7'11"

Garden Room 22'6" x 9'8"

First Floor Landing

Bedroom One 13'4" x 11'8"

Bedroom Two 13'9" x 9'5"

Bedroom Three 9'1" x 8'9"

Bathroom 7'11" x 7'0"

Loft Room 19'1" x 8'9"

Outside Front

Outside Rear

Studio 18'1" x 15'4"

Local Authority

Tenure

Utilities

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band B

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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